

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

December 18, 2007

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Quigley, Schneider, Sims, Steele and Suffredin (17)

Absent: None (0)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

280224 DOCKET #8148 - 1031 BARRINGTON, INC. c/o Emmanuel Joseph, Owner, 7919 Arcadia, Morton Grove, Illinois 60053, Application (No. SU-06-09; Z06136). Submitted by James M. O'Rourke, Esq., 53 West Jackson Boulevard, Suite 240, Chicago, Illinois 60604. Seeking a SPECIAL USE in the C-1 Restricted Business District for a gasoline station and a SPECIAL USE UNIQUE USE for a car wash for an automobile gasoline station including minor accessories and supplies customarily incidental to gasoline stations with car wash, detailing services and convenience store in Section 9 of Maine Township. Property consists of approximately 0.9623 of an acre located on the northeast corner of Reding Circle (private road) and Golf Road in Section 9 in Maine Township, District #17. Intended use: For a gasoline station, convenience store and car wash with detailing bays. **Recommendation: That the applicant be granted a one year extension of time.**

283001 DOCKET #8177 – V. PAVLOVIC, Owner Application: Variation to reduce front yard setback from 30 feet to 28 feet (existing); reduce rear yard setback from 40 feet to 27 feet (existing); reduce distance between principal and accessory structure from 10 feet to 4 feet (existing) for a proposed 2nd story addition; reduce rear yard setback from 5 feet to 3 feet (existing); and reduce right side yard setback from 10 feet to 2 feet (existing) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.36 of an acre, located on the north side of Brookfield Avenue east of the Sioux Railroad tracks in Wheeling Township, District #17. **Recommendation: That the application be granted a one year extension of time. The Zoning Board of Appeals also recommends that the fee be waived.**

Conditions: That the current part mortar/stone, part metal fence be torn down, and a new wood stockade fence, finished on both side be erected by the applicant. The applicant is to pay for all materials, and the neighbor is responsible for all labor, as agreed upon by both parties.

Objectors: None

283366 DOCKET #8187 – M. PAHL, Owner Application: Variation to reduce front yard setback from 30 feet to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; and increase the floor area ratio from .40 to .52 for a single family residence; and reduce rear yard setback from 5 feet to 3 feet; reduce both side yard setbacks from 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of Lotus Avenue, approximately 225 feet north of 51st Street in Stickney Township, District #11. **Recommendation: That the applicant be granted a one year extension to time.**

Conditions: None

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Objectors: None

Vice Chairman Murphy, seconded by Commissioner Daley, moved the approval of Communication Nos. 280224, 283001 and 283366. The motion carried unanimously.

SECTION 2

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

286837 DOCKET #8271 - MOBILE FACILITIES OF ILLINOIS, INC., Mark Morgan, President, Owners, 3230 East Lincoln Highway, Chicago Heights, Illinois 60411. Application (No. SU-07-03; Z07026). Submitted by Thomas Planera & Associates, Ltd., Thomas Planera II, 4440 Lincoln Highway, Matteson, Illinois 60443. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for a mobile facilities sales office to showcase and store different models of mobile offices and modular buildings in Section 20 of Bloom Township. Property consists of 5.39 acres located on the north side of Lincoln Highway approximately 272 feet east of Burnham Avenue in Bloom Township, County Board District #6. Intended use: Mobile Office facilities sales office. **Recommendation: Please be advised that the subject application has been withdrawn.**

Commissioner Goslin, seconded by Commissioner Peraica, moved to Receive and File Communication No. 286837. The motion carried unanimously.

289059 DOCKET #8351 - DAC REALTY, LLC, Owner, 2525 East Oakton Street, Suite A, Arlington Heights, Illinois 60005, Application (No. SU-07-10; Z07113). Submitted by 2525 East Oakton Street, LLC, 407 Congress, Suite E, Crystal Lake, Illinois 60014. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District for a private school, non-boarding for grades K through 12 (Metropolitan Preparatory Schools, a division of Family Guidance Centers, Inc.) in Section 26 of Elk Grove Township. Property consists of approximately 0.8676 of an acre located on the south side of Oakton Street, approximately 826 feet west of Elmhurst Road in Elk Grove Township County Board District #17. Intended use: For a private school, non-boarding, that is similar and compatible to those educational uses allowed in this district. **Recommendation: That the application be granted.**

Commissioner Goslin, seconded by Commissioner Peraica, moved the approval of Communication No. 289059. The motion carried unanimously.

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

291092 JASON T. KICK, TRUSTEE OF JASON T. KICK REVOCABLE LIVING TRUST c/o Law Offices of John Toscas, 12616 South Harlem Avenue, Palos Heights, Illinois 60463, Owner, Application (No. MA-07-08; Z07160). Submitted by Alexander R. Domanskis, Boodell & Domanskis, LLC, 205 N. Michigan Avenue, Suite 4307, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the C-8 Intensive Commercial District to build office warehouses with a storage yard for owners use and other building contractors in Section 28 of Bremen Township. Property consists of 1.646 acres, located on the north side of west 173rd Street, approximately 1,250 feet west of Cicero Avenue in Bremen Township. County Board District #5. Intended use: Office/warehouse.

Commissioner Goslin, seconded by Commissioner Peraica, referred the above New Application to the Zoning Board of Appeals. The motion carried unanimously.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendation is as follows:

291093 DOCKET #8369 – B. PIZER, Owner, Application (No. V-07-132): Variation right side yard setback from 15 feet to 10 feet (existing); reduce left side yard from 15 feet to 11 feet (existing); and reduce distance between principal and structure from 10 feet to 6 feet (existing) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of located on the south side of 203rd Avenue, approximately 535 feet east of Avenue in Rich Township, County Board District #5. Recommendation: application be granted.

Conditions: None

Objectors: None

291094 DOCKET #8373 – J. LYDON, Owner, Application (No. V-07-136): Variation to reduce front yard setback from 26 feet (@20%) to 11 feet (existing); and reduce left side yard setback from 10 feet to 4 feet 4 inches (existing accessory) for a porch addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the west side of Lawndale Avenue, approximately 99 feet north of 118th Street in Worth Township, County Board District #6. Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Peraica, moved the approval of Communication Nos. 291093 and 291094. The motion carried unanimously.

SECTION 5

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

291095 DOCKET #8262 - JAMES FIALA, Owner, Application (V-07-40): Variation to increase the sign face area applicable to each side of the proposed two-sided sign from 750 square feet to 1,200 square feet, REQUEST WITHDRAWN. Reduction in location of sign relative to I & M Canal from 500 feet to approximately 282 feet, and increase height of sign from 40 feet above lot grade to 135 feet for a digitally operated two-sided off-premise outdoor advertising sign in the I-2 General Industrial District. The subject property consists of approximately 49.6 acres, located approximately 230 feet north of the northwest corner of New Avenue and the overhead bridge extension of I-355 in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: Village of Lemont and surrounding homeowners.

291096 DOCKET #8263 - JAMES FIALA, Owner, Application (V-07-41): Variation to increase the sign face area applicable to each side of the proposed two-sided sign from 750 square feet to 1,200 square feet, REQUEST WITHDRAWN. Reduction in location of sign relative to I & M Canal from 500 feet to approximately 299 feet, and increase height of sign from 40 feet above lot grade to 135 feet for a digitally operated two-sided off-premise outdoor advertising sign in the I-2 General Industrial District. The subject property consists of approximately 49.6 acres, located approximately 210 feet north of the northeast corner of New Avenue and the overhead bridge extension of I-355 in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: Village of Lemont and surrounding homeowners.

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Vice Chairman Murphy, seconded by Commissioner Daley moved to suspend the rules Section 2-108 (h)(1) of the County Code to consider Communication Nos. 291095 and 291096. The motion carried unanimously.

Commissioner Moreno, seconded by Commissioner Steele, moved the approval of Communication Nos. 291095 and 291096.

Following discussion, Commissioner Peraica moved to defer Communication Nos. 291095 and 291096, the motion died for lack of a second.

Commissioner Moreno, seconded by Commissioner Steele, moved the approval of Communication Nos. 291095 and 291096. The motion carried.

Returning to the motion of Commissioner Moreno and Commissioner Steele, Commissioner Gorman called for a Roll Call, the vote of yeas and nays being as follows:

ROLL CALL ON MOTION TO APPROVE COMMUNICATION NOS. 291095 AND 291096

Yea: (0)

Nay: Chairman Silvestri, Vice Chairman Murphy and Commissioners Butler, Claypool, Collins, Daley, Gorman, Goslin Moreno, Peraica, Quigley, Sims and Suffredin (13)

Present: Commissioners Beavers, Maldonado , Schneider and Steele (4)

Absent: None (0)

The motion to approve FAILED.

Vice Chairman Murphy moved to adjourn, seconded by Commissioner Gorman, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary